



Department of Community Development

801 - 228th Ave. SE, Sammamish, WA. 98075 - Phone: 425-295-0500 - Fax: 425-295-0600 - Web: www.ci.sammamish.wa.us

Notice of Decision for a Reasonable Use Exception

Brackmann Lot 2 - Reasonable Use Exception - PLN2010-00018

Project Description: The applicant is applying for a Reasonable Use Exception to allow for construction of a single family home on a site constrained by wetlands, landslide hazard areas, streams, erosion hazard areas, associated buffers, and the erosion hazard near sensitive water body. The proposed house is located in an area accessed by a historically established driveway. The project will also include critical area restoration required to resolve a code enforcement case, and is directly associated with the adjacent Reasonable Use Exception (also by the same applicant) - PLN2010-00019. The adjacent property will provide access to the subject site.

The applicant (Robert Cousins) applied for the above project on **August 04, 2010**; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on August 25, 2010. On September 08, 2010, the City issued a Notice of Application / SEPA Notification, which identified a public comment period from **September 08, 2010** through **September 29, 2010**. The City of Sammamish issued a decision on July 29, 2011. This Notice of Decision was issued on **July 29, 2011** and public notice has been provided via: mailed notice to property owners within 500 feet of the subject site, a sign posted on the subject site, and by placing a legal notice in the local newspaper. The application has been **Approved with Conditions**.

Applicant: Robert Cousins
Public Comment Period: September 08, 2010 through September 29, 2010
Project Location: 4021 212TH WAY SE, Sammamish, WA. 98075
Tax Parcel Number: 1724069093
Existing Environmental Documents: Critical Areas Affidavit, received August 4, 2010; SEPA Checklist, received August 4, 2010; Single Family Development and Associated Wetland and Buffer Restoration Program by Habitat Technologies, as amended; Runoff Analysis by Verlin S. Bradshaw PE, received August 4, 2010

Other Permits Included: SEPA Determination, future expected building and / or grading permits
SEPA Review: The City of Sammamish issued a SEPA Determination for this project on July 27, 2011
Public Hearing: A Public Hearing is not required for this project.
Appeal Period: **July 29, 2011** through **August 19, 2011**
Staff Member Assigned:

Evan Maxim, Senior Planner
(425) 295-0523
emaxim@ci.sammamish.wa.us

Inquiries regarding the application, comment period, decision and appeal process as well as requests to view documents pertinent to the proposal, including environmental documents may be made at the Sammamish City Hall at 801 - 228th Ave SE, Sammamish, WA 98075 (Tel: 425.295.0500) during normal business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m.

Note: Mediation of disputes is available pursuant to SMC 20.20. Requests for mediation should be made as soon as it is determined the disputed issue(s) cannot be resolved by direct negotiation. Please contact the Department of Community Development for additional information on the Land Use Mediation Program.